

April 10, 2025

ITEM NO.: 11

FILE NO.: Z-10135

NAME: Rezoning from R-2 to R-4

LOCATION: 5207 Frazier Pike

DEVELOPER:

Stevie Boatner  
P.O. Box 1  
College Station, AR 72053

OWNER/AUTHORIZED AGENT:

Stevie and Rekeithal Boatner – Owners/Applicants

SURVEYOR/ENGINEER:

Harbor  
5800 Evergreen Drive  
Little Rock, AR 72205

AREA: 0.17 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 24

CENSUS TRACT: 40.01

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property owner requests to rezone the 0.17 acre property at 5207 Frazier Pike from "R-2" Single Family District to "R-4" Two-Family District. The rezoning is requested in order to convert an existing single family residence into a duplex.

B. EXISTING CONDITIONS:

The property is occupied by a one-story, 1,820 square foot single family residence. A two-car wide driveway and parking pad are located at the southeast corner of the lot.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: (PLANNING)

1. Parking for future duplex must comply with ordinance requirements.

ENGINEERING COMMENTS: (PUBLIC WORKS)

1. Frazier Pike is classified on the Master Street Plan as a minor arterial street. A dedication of right-of-way 45 feet from centerline is required.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

**Grade**

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

**Loading**

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**One- or Two-Family Residential Developments.**

**As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments.** Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

**Exceptions:**

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

**Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

**Building Code:** As a duplex it is required that a one-hour wall be constructed to separate one side of the unit from the other. Wall must extend from the ground level to the underside of the roof deck. A review and permit will be required. Coordinate this review/permit with Curtis Richey, [crichey@littlerock.gov](mailto:crichey@littlerock.gov) 501-371-4724 or Tim Whitener [twhitener@littlerock.gov](mailto:twhitener@littlerock.gov) 501-371-4875.

Landscape: No comments.

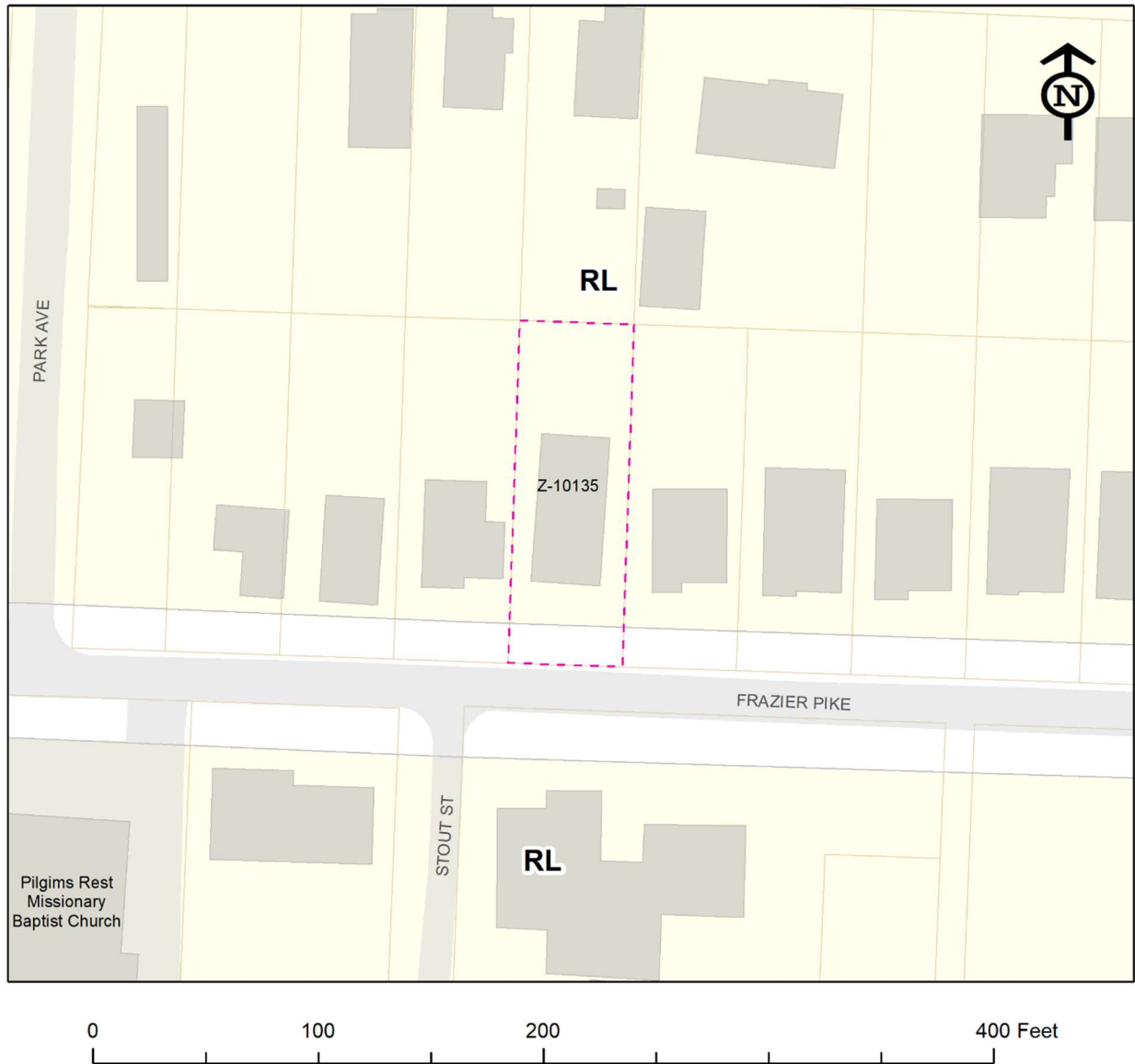
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the College Station/Sweet Home Planning District. The Land Use Plan shows RL for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for rezoning.

## Land Use Plan Z-10135



Surrounding the application area are single family homes and to the southwest is a faith based institution.

This site is not located in an Overlay District.

Master Street Plan:

Frazier Pike is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

## Master Street Plan Z-10135



Bicycle Plan:

Frazier Pike is on the Master Bike Plan as a Proposed Class 2 Bike Lane. Class 2 Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The property owner requests to rezone the 0.17 acre property at 5207 Frazier Pike from "R-2" Single Family District to "R-4" Two-Family District. The rezoning is requested in order to convert an existing single family residence into a duplex.

The property is occupied by a one-story, 1,820 square foot single family residence. A two-car wide driveway and parking pad are located at the southeast corner of the lot.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. The proposed R-4 zoning will not require an amendment to the plan.

Staff is supportive of the requested R-4 rezoning. There is a scattering of R-4, PD-R and MF-18 zonings in the College Station area. Staff believes the proposed R-4 zoning will not be out of character for the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.